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PHASE 2. HISTORIC STRUCTURES/SITES LETTER REPORT

For

256 Eucalyptus Hill Road
Santa Barbara, California
(APN 015-050-026)

INTRODUCTION

This Phase 2 Historic Structures/Sites Letter Report assesses revised plan sets for alterations to the property at 256 Eucalyptus Hill Road (APN 015-050-026). The applicant proposes revisions to the previously reviewed plans for the house and grounds (Figures 1 – 3). The property was designated a City of Santa Barbara Structure of Merit on March 17, 1999. Previous renovations of the property were the focus of a Phase I-II Historic Resources Report prepared by Post/Hazeltine Associates dated December 28, 1999. A subsequent Phase 2 Historic Structures/Sites Letter Report dated October 13, 2021, evaluated proposed alterations to the main residence and grounds.

Guidelines for determining a property's historical significance and assessing alterations to historic resources are delineated in Appendix D, Chapter 30.157, of the Historic Resource Guidelines, adopted by the City Council in 2021. This report was prepared by Pamela Post, Ph.D., senior author, and Timothy Hazeltine of Post/Hazeltine Associates.

PROJECT DESCRIPTION

The applicant proposes the following revisions and refinements to the previously reviewed plans (selected details from the plan set below):

Main Residence (Figures 1 - 1c)

A. The design of the proposed freestanding pergola off the west end of the house has been refined to avoid a sizeable native oak tree. The pergola would emulate an existing wood pergola on the house's south elevation in materials, proportions, and style. Moreover, the design of the pergola and its placement are consistent with the scheme evaluated in the 2021 letter report, which met the Secretary of the Interior's Standards for Rehabilitation. Therefore, the implementation of the proposed scheme would not impair the resource.

B. The design of the proposed elevator matches the earlier scheme. It would feature plastered walls and reductive architectural detailing. Moreover, the design of the elevator

and its placement are consistent with the scheme evaluated in the 2021 letter report, which met the Secretary of the Interior's Standards for Rehabilitation. Therefore, implementation of the proposed design for the elevator would not impair the resource.

C. Alterations to the rooftop of the existing garage wing, which include a new pergola and surfacing materials, have been further refined. The pergola would emulate an existing wood pergola on the house's south elevation in materials, proportions, and style. Moreover, the design of the pergola and its placement are consistent with the scheme evaluated in the 2021 letter report, which met the Secretary of the Interior's Standards for Rehabilitation. Therefore, implementation of the proposed scheme for a rooftop deck and pergola would not impair the resource.

D. Replace the existing non-historic glazed metal front doors on the west elevation with a new set of glazed metal doors. The new doors emulate the existing doors in overall design and materials. Replacement of the non-historic glazed doors with a new set of doors designed to emulate design features of early 20th century doors would not remove design features or materials that contribute to the building's historic or architectural significance. Therefore, replacing the existing non-historic doors would not impair the resource.

E. Interior Alterations (not under the purview of this letter);

F. Interior alterations for installation of a proposed rooftop deck and an elevator (See Item B. above for elevator);

G. Design details and materials for converting the koi pond back to a swimming pool and its original function have been finalized. The proposed materials and design features are consistent with the materials of the original house and the subsequent 1999 remodeling scheme for the main residence and gardens. The rehabilitation of the original swimming pool would preserve its existing configuration, dimensions, and overall appearance. Therefore, this proposed alteration, which would preserve this landscape feature's character-defining materials and design features, is consistent with the scheme evaluated in the 2021 letter report, which met the Secretary of the Interior's Standards for Rehabilitation. Therefore, implementation of the proposed scheme returning this landscape feature to its original appearance would not impair the resource.

Unnumbered (Figures 1 & 1a)

1. Alter non-historic fenestration on the south elevation's ground floor by adding two glazed French doors, and a multi-light metal window would be added. The existing fenestration is not original. The proposed replacement fenestration matches the existing fenestration in design and materials. Moreover, the design of the two doors and a window is consistent with the scheme evaluated in the 2021 letter report, which met the Secretary of the Interior's Standards for Rehabilitation. Therefore, implementation of the proposed scheme for altering the south elevation's existing fenestration would not impair the resource.

Guesthouse (Figures 1 & 3)

1. Add a detached metal gated and pergola to the guesthouse's exterior. The design of the pergola and gate are consistent with hardscape features added in 1999 and emulate the motifs characteristic of early 20th century pergolas and gates. Therefore, implementation of the proposed scheme for altering the pergola and gate would not impair the resource.
2. Add paving off the east side of the guesthouse, which is level with the motor court.

The proposed design and materials for a paved entry off the guesthouse's east elevation would not introduce materials or design features out of character with the existing landscaping. Therefore, implementation of the proposed scheme added paving would not impair the resource.

Landscape and Hardscape (Figure 4)

Motor Court Area

- Addition of arbor and pedestrian gate from existing Motor Court to the Guest House; and
- Creation of a more private entry walk and garden space at front of Guest House.

Main House, East Area (Figure 4)

- All proposed 'HydroFlo Permeable Pavers' have been omitted for aesthetic reasons; and
- Proposed paving at upper terrace has been changed to terracotta pavers to match those existing on site, with a stone border;
- Paving at lower lounge terrace has been changed to terracotta pavers to match those existing on site, with a stone border;
- Footprint of lower lounge terrace has been reduced;
- Paths and landings have been changed to pavers with planted or gravel joints to achieve permeability;
- Stairs from the lower lounge terrace to the lawn have been reoriented and reduced per updated layout; and
- New pool floor for East Swimming Pool to achieve level shallow and deep ends and gradual pitch.

Main House, South Area (Figure 4)

- Small terrace east of the garage has been removed and existing path is to remain;
- Removal of concrete planter base west of Recreation Room;
- Proposed terrace and pergola south of the Recreation Room has been omitted. Existing stairs to remain;
- Addition of small terrace south of His Study to integrate into existing stairs. Material will be terra cotta pavers to match those existing on site, with a stone border and concrete stairs to match existing; and

- Dining Terrace footprint has been reduced to maintain layout of existing south-facing wall where adjacent native oaks, to ensure health and maintenance of protected trees.

Evaluation

1. Design details for the surfacing materials, including brick, concrete, terra cotta pavers, and gravel, have been finalized. The proposed materials are consistent with the materials approved for the 1999 project and would not introduce materials or design features out of character with the house or its setting. Moreover, the proposed materials are consistent with the scheme evaluated in the 2021 letter report, which met the Secretary of the Interior's Standards for Rehabilitation. Therefore, installing the proposed landscaping materials would not impair the resource.

2. The design of the motor court's hardscape and plantings has been finalized. Proposed materials such as stone pavers and concrete are consistent with the main residence's original construction materials and the landscape and hardscape features added during the 1999 renovation. Moreover, refinements to the design of the motor court are consistent with the scheme evaluated in the 2021 letter report, which met the Secretary of the Interior's Standards for Rehabilitation. Therefore, implementation of the proposed scheme for the motor court would not impair the resource.

3. Refinements to the design of the south terrace, barbeque area, terraces, steps, and pathways are consistent in materials and design, with the original main residence and hardscape and the 1999 remodeling project. Moreover, refinements to the design barbeque area and its setting are consistent with the scheme evaluated in the 2021 letter report, which met the Secretary of the Interior's Standards for Rehabilitation. Therefore, implementation of the plan for this area of the property would not impair the resource.

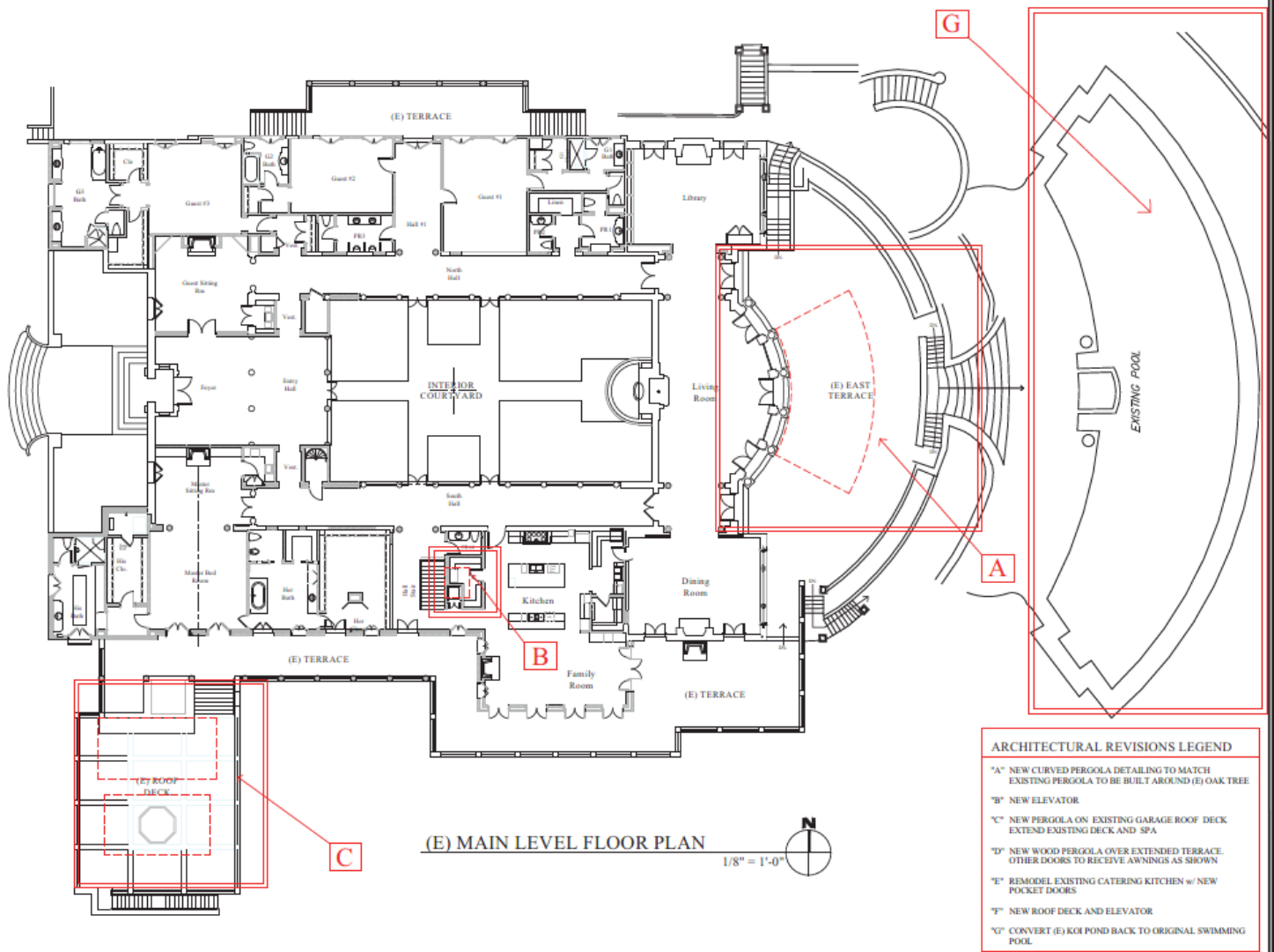


Figure 1, Partial floor plan identifying the location of proposed alterations (Sheet A-2.1)

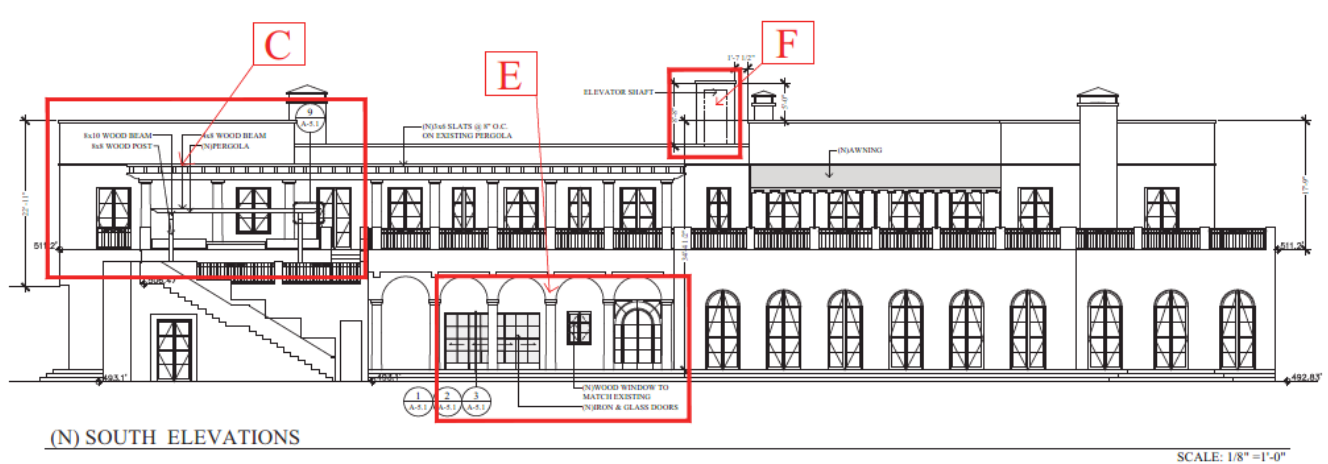


Figure 1a, South elevation identifying the location of proposed alterations (Sheet A-2.1)

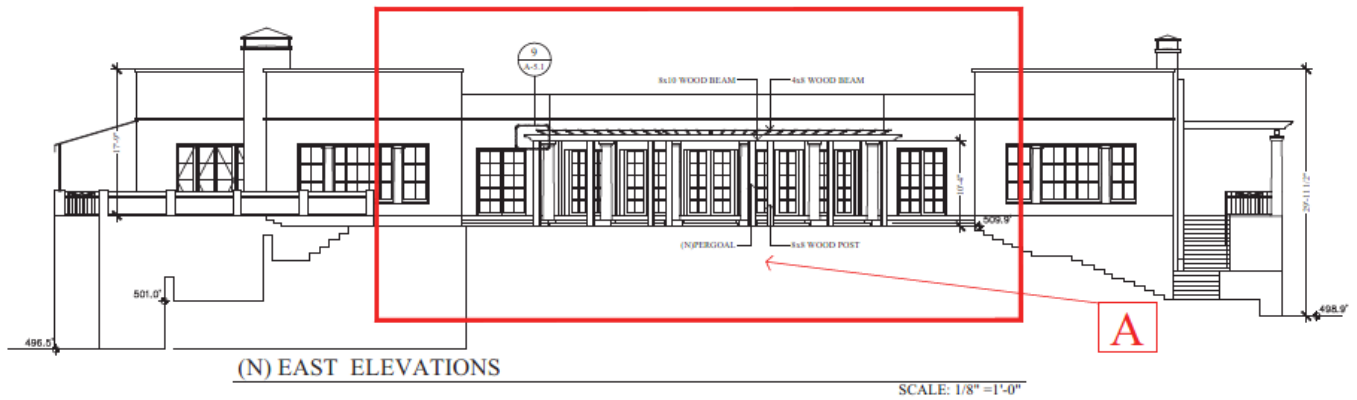


Figure 1b, East elevation identifying the location of proposed alterations (Sheet A-2.1)

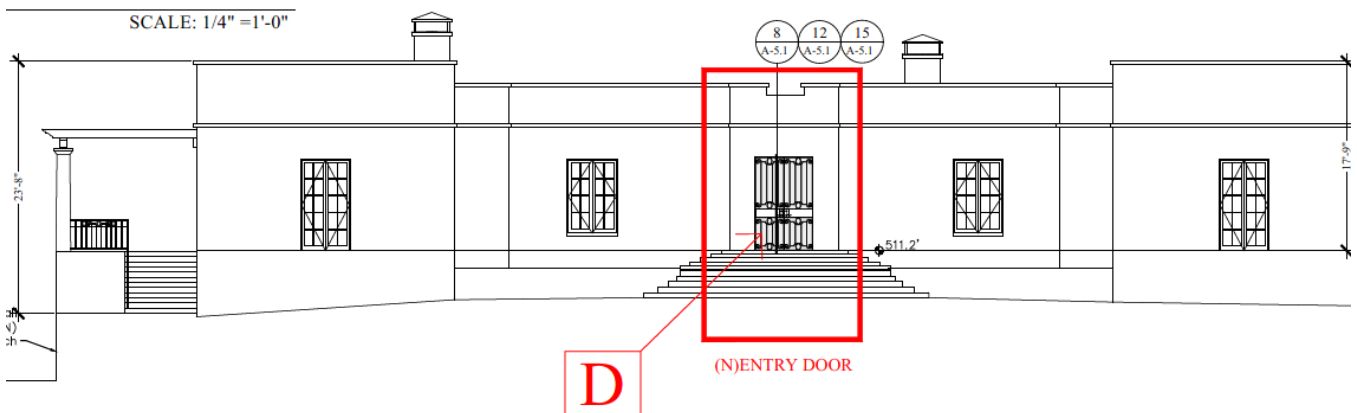


Figure 1c, West Elevation, location of the new entrance doors (Item D) on the west elevation (Sheet A-3.1)

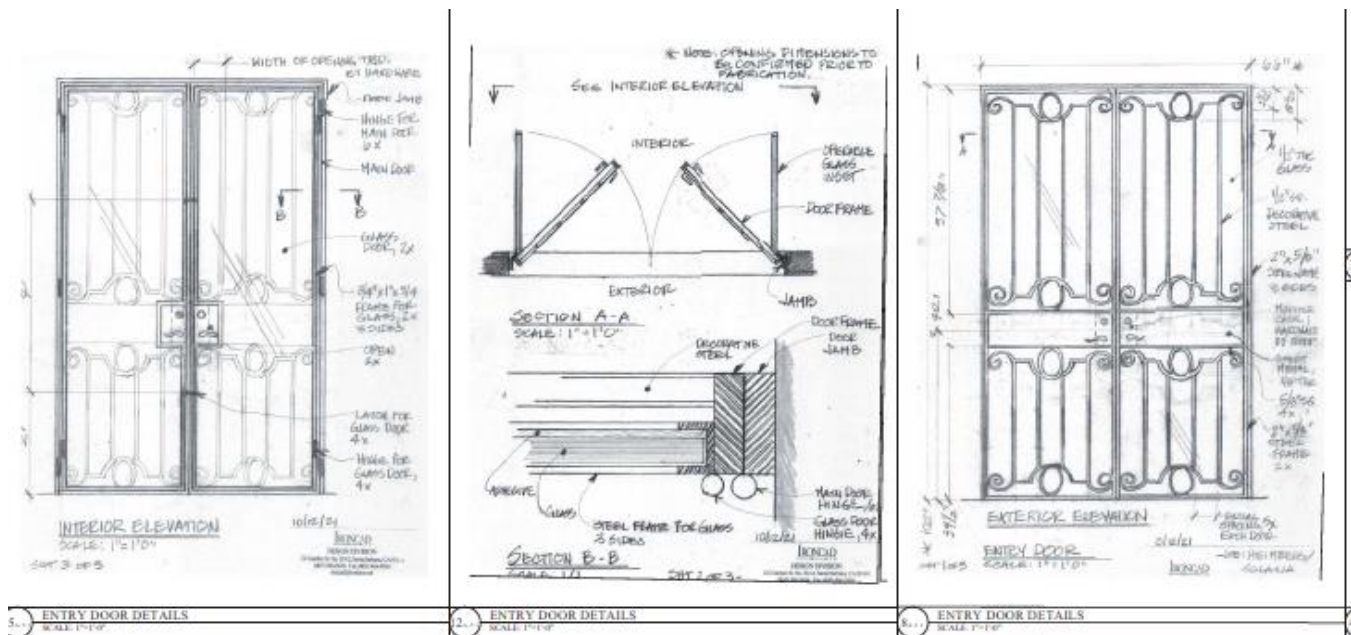


Figure 2, Proposed design for the new entrance doors on the west elevation (Sheet A-3.1)

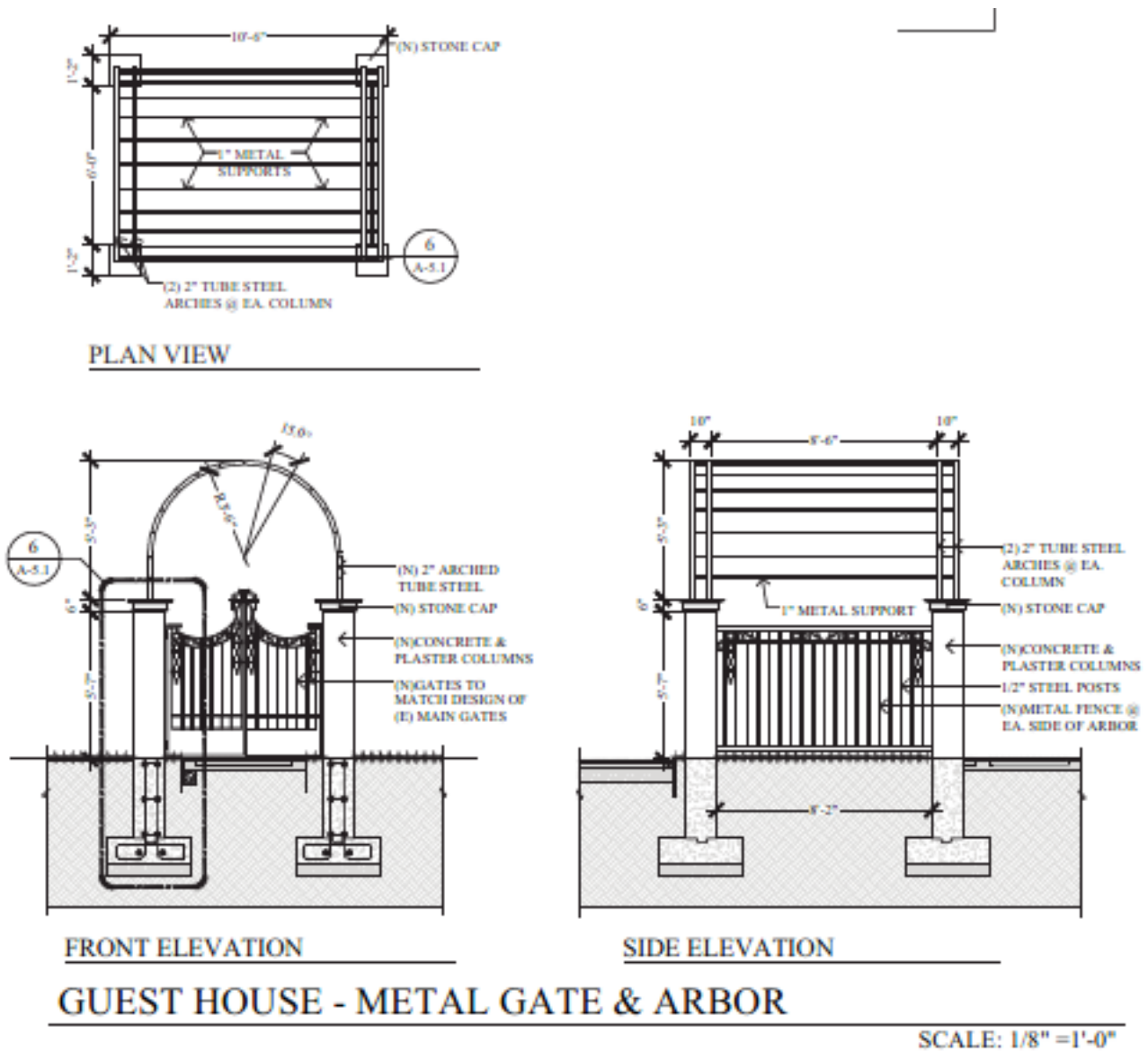


Figure 3, Proposed design for a gate and pergola for the guesthouse (Sheet A-3.1)

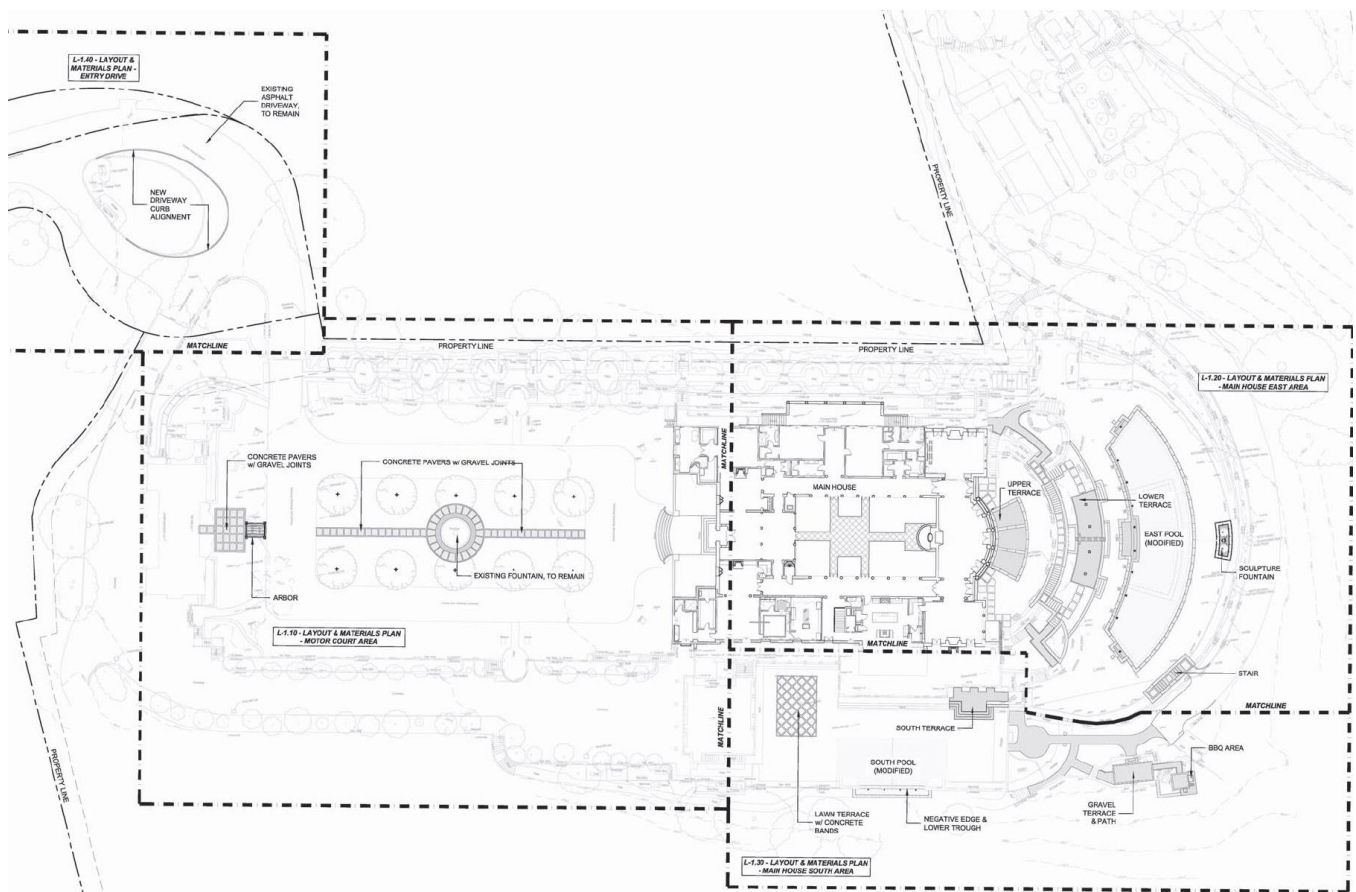


Figure 4, Site plan for alterations to the hardscape (L 1.00)

Summary of Project Impacts

The proposed project meets the Secretary of the Interior's Standards for Rehabilitation.

SUMMARY AND CONCLUSIONS

The applicant proposes alterations to the residence and its surrounding landscaping and hardscape. An analysis completed by Post/Hazeltine Associates has concluded that the proposed revisions and refinements to the proposed plans are consistent in design, materials, scale, and proportions to the historic building, historic landscape features, and setting.

Implementation of the proposed project would not remove historic building fabric or design features that contribute to the resource's historic or architectural significance. This conclusion is consistent with the conclusions and guidance outlined in the Phase 2 Historic Structures/Sites Letter Report dated October 13, 2021 reviewed and approved by the Historic Landmarks Commission. Therefore, the implementation of the proposed project would have a less than significant (Class III) impact on a designated historic resource. After implementing the proposed project, the property would maintain its status as a City of Santa Barbara Structure of Merit.

REFERENCES AND BIBLIOGRAPHY

Post/Hazeltine Associates

1998 Phase I/II Historic Resources Report for 256 Eucalyptus Hill Road, Santa Barbara, California.

2021 Phase 2 Historic Resources Report for 256 Eucalyptus Hill Road, Santa Barbara, California